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Rev Transfer Tax \$415.20 Rev Stamp# 321 DOV# 318 I NDX ANNO SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

Taxpayer Information and Return To:

Edwin P. Butler, 314 Cherry St. N, SAINT CHARLES, IA 50240

P213474

## **WARRANTY DEED**

\$259,9000

For the consideration of One (\$1.00) Dollar and other valuable consideration, Ronald K. Williams and Shirley Williams, a/k/a Shirley A. Williams, a married couple, do hereby Convey to Edwin P. Butler, in the following described real estate:

a single man,

A parcel of land located in the Northeast Quarter (%) of the Northeast Quarter (%) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Northeast Quarter (%) of the Northeast Quarter (%) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence along the North line of said Northeast Quarter (%) of the Northeast Quarter (%), North 84°59'40" East 197.80 feet to the Point of Beginning, thence, continuing along said North line, North 84°59'40" East 107.41 feet to the West line of Cherry Street extended; thence, along said West line, South 00°00'00" 244.00 feet, thence South 90°00'00" West 107.00 feet, thence North 00°00'00" 234.63 feet to the Point of Beginning, said parcel of land contains 0.589 Acres, including 0.081 Acres of County Road Right of Way.

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Tonalel K. Williams

This record was acknowledged before me on by Ronald K. Williams and Shirley Williams, a/k/a Shirley A/Williams, a married couple.

Notary Public in and for said State